

**CALIFORNIA POLLUTION CONTROL FINANCING AUTHORITY
CALIFORNIA RECYCLE UNDERUTILIZED SITES REMEDIATION PROGRAM
Meeting Date: November 19, 2008
Request Infill Grant Approval**

Prepared by: *Center for Creative Land Recycling (CCLR) and Jason L. Bradley, CPCFA*

Applicant:	BRIDGE Economic Development Corporation	Type of Funding Requested:	Grant
Developer:	St. Joseph’s Senior, L.P.	Amount Requested:	\$999,110
Project Name:	St. Joseph’s Senior Apartments	Strategic Partner:	CCLR
Project Location:	Oakland (Alameda County)		

Summary. BRIDGE Economic Development Corporation (the “Applicant”) requests approval of a grant in the amount not to exceed \$999,110 to finance the remediation of a brownfield to develop St. Joseph’s Senior Apartments. The Applicant anticipates the Infill Development Project will create 83 affordable rental units, including seven units restricted to 40-50% Area Median Income (AMI), and 76 units at less than or equal to 40% AMI.

Applicant. BRIDGE is a non-profit developer in San Francisco established in 1991. BRIDGE Economic Development Corporation (“BREDCO”) is the Applicant and owner of the St. Joseph’s complex. BREDCO is a wholly controlled non-profit affiliate of BRIDGE Housing Corporation. BREDCO has agreed to sell a portion of the subdivided St. Joseph’s complex to St. Joseph’s Senior, L.P. (the “Partnership”) to develop St. Joseph’s Senior Apartments.

St. Joseph’s Senior, L.P. will be the project owner throughout the 55- year Tax Credit compliance period. BRIDGE Tower LLC, a BRIDGE affiliate, is the Managing General Partner of the Partnership, and has a 0.01% ownership interest in the Partnership. The Partnership will enter into a Development Services Agreement with BRIDGE. BRIDGE has managed the entire development process from inception and will continue to do so through construction until the project is placed in service.

Legal Questionnaire. The Strategic Partner has reviewed the Applicant’s responses to the questions contained in the Legal Status portion of the Application. No information was disclosed that raises questions concerning the financial viability or legal integrity of this applicant.

Brownfield Project Description. The original St. Joseph’s site was constructed as a convalescent home for the elderly and operated by the Little Sisters of the Poor, an order of the Roman Catholic Church. The home closed in 1979 when it became financially infeasible to modernize the building to health and safety standards. In 1981 the property was acquired by new owners and renovated for commercial use. The project was renamed “St. Joseph’s Professional Center” in 2000 and to date houses small non-profit offices, medical offices and public agencies.

For the Phase 1 Senior Apartments development in the Main Building, preliminary Hazardous Materials testing shows the presence of lead-based paints and asbestos in the building. Lead based paints/glazing samples were confirmed to be found in exterior wooden window systems, interior wooden windows, interior plaster walls and ceilings, exterior metal fire escapes, among other interior building components. Asbestos containing materials were observed in samples of

the roofing on the Main Building, in sheet vinyl flooring and vinyl tile and mastic throughout the Main Building, acoustical ceiling panels, drywall and plaster walls, and in thermal systems (TSI). Considering the age of the building, further remediation will be necessary as the rehabilitation and demolition begin to preserve St. Joseph’s as a historic resource and convert it to its former use as housing for the elderly.

Description of Activity	Amount Financed by Infill Grant
Confirmation sampling/profiling	\$ 15,000
Base building asbestos abatement and disposal	689,745
Base building lead abatement and disposal	24,427
Base building light fixture abatement disposal	38,378
Lead abate windows	69,000
Lead abate exterior existing metal	42,845
Project management and oversight	<u>119,715</u>
TOTAL ESTIMATED COST:	<u>\$999,110</u>

Oversight Agency. City of Oakland Fire Prevention Bureau- Hazardous Materials Unit.

Infill Development Project Description. The historic St. Joseph's complex located at 2647 International Boulevard was originally constructed in 1912 as a convalescent home for low-income elderly. The property was designated a local historic landmark in 1984. For the past twenty years, buildings at the site have been operated as commercial office space. BRIDGE is proposing to leverage St. Joseph’s as an underutilized asset in the Coliseum Redevelopment Area to create affordable infill housing, while also preserving and preventing the loss of a significant historic landmark.

In Phase-1 of the development project, BRIDGE is proposing to convert the largest building at the site (the Main Building) into St. Joseph’s Senior Apartments comprising 83 units affordable to seniors with incomes at or below 50% Area Median Income. The proposed 83 unit Phase-I - St. Joseph’s Senior Apartments will consist of 33 studio units, 50 one bedroom units and a two bedroom manager’s unit. The residential units will be targeted to extremely low income senior households earning up to 30% of the Area Median Income (AMI) and very low income households earning up to 50% AMI. 30 units will set aside for seniors with long-term chronic health conditions eligible to receive services under the Multipurpose Senior Services Program (MSSP). Approximately 3400sq ft.of commercial space on the ground floor will be leased as office space. The proposed adaptive reuse/rehab aims to preserve the historic significance of the building, while addressing the building’s physical needs and upgrading it to comply with the current building code.

Permits. BRIDGE has the following approvals for St. Joseph’s Senior Apartments: a negative declaration under CEQA, NEPA, vesting tentative map, design review, and planned unit development. They have submitted applications for a building permit and remediation and abatement permit.

Anticipated Timeline.

- Cleanup to Begin: April 2009
- Cleanup to be Completed: July 2009
- Development to Begin: April 2009
- Development to be Completed: October 2010

Local Government Support. St. Josephs Apartments project is consistent with the City of Oakland’s 2005-2010 Consolidated Plan and the Housing Element of the General Plan, and is located within the City of Oakland designated Coliseum Redevelopment Area, as well as Association of Bay Area Government’s designated area for infill development.

Several letters of support have been received for the project including:

Local Community Support.

- Patricia P. Loya, Executive Director. Cento Legal de la Raza (A-1)
- Mary Hoopes, Corporate President, Bay Area Investment Company, Inc. (A-2)
- Cathey Chao, Executive Director, Lao Family Community Development, Inc. (A-3)
- Ratha Chuon, Executive Director, Cambodian Community Development, Inc.(A-4)
- Marsha G. Murrington, VP of Programs, The Unity Council Community Resource Center (A-6)
- Jane Garcia, Chief Executive Officer, La Clinica de la Raza (A-8)
- Don Davenport, Executive Director, San Antonio Community Development Corporation (A-9)

Government Official Support.

- Margie Gladman, Housing Development Manager, City of Oakland (A-11)

Application Score. The project earned a score of **110** out of **120** points in the following categories:

(a) Readiness to Proceed. TOTAL - 35/40.

- (1) Applicant has demonstrated that environmental review can be completed and all necessary entitlements can be received from the local jurisdiction within two years if receiving the award- 10/10.** Project received all requisite environmental approvals at the City of Oakland Planning Commission’s December 19, 2007 meeting, including Mitigated Negative Declaration under CEQA and a Finding of No Significant Impact under NEPA.
- (2) Funding commitments are in place, or financing applications are under review, for the Infill Development Project -10/10.** Funding commitments totaling full construction costs of \$39.6 Million are all either committed or under review.
- (3) The Infill Development Project has local community and government support - 10/10.** Local community support includes Centro Legal de la Raza; government support includes City of Oakland.

- (4) **Cleanup Plan has been approved by Oversight Agency - 0/5.**
- (5) **Applicant has building permits, and all other governmental permits (i.e. encroachment, ROW, etc.) in place or under review -5/5.** Project’s building and remediation/abatement permits were submitted December 2007 and are anticipated to be approved March 2009.
- (b) **Location within an Economically Distressed Community. TOTAL - 30/30.** Project is in a redevelopment area and a state designated Enterprise Zone.
- (c) **Location within a Priority Development of a Local Governmental Entity. TOTAL - 10/10.** Project area is designated by the Association of Bay Area Government’s FOCUS as a “Priority Development Area.”
- (d) **Depth of Affordability. TOTAL - 10/10.** 92% of the Project’s 83 units are restricted to residents at or below 40% AMI, well above the Program’s 15% threshold for 10 points.
- (e) **Percentage of Affordability. TOTAL - 15/15.** 100% of the Project’s 83 units are Affordable, well above the 50% threshold for full 15 points.
- (f) **Utilization of Green Building Methods. TOTAL - 0/5.**
- (g) **Cleanup Plan for the Brownfield Infill Project does not require Ongoing Operation and Maintenance. -TOTAL - 10/10.** The Project does not include any long term operation and maintenance activities.

Tie-Breaker.

- (a) Total Brownfield Infill Project Cleanup Plan Cost: \$999,110
- (b) Total no. residential housing units produced and/or promoted by Infill Development Project: 83
- (c) Tie-breaker ratio [(a) / (b)]: \$12,037 / unit

Financing Details.

- Amount of Overall Financing to be Leveraged:
 - Total Project Cost = \$39,602,687
 - Total CALReUSE Infill Grant Funding = \$999,110
 - CALReUSE remediation funding is leveraged **39 to 1**
- Sources of Financing for Brownfield Infill Project: CALReUSE Remediation grant
- Sources of Financing for Infill Development Project: City of Oakland residual receipts loan, Department of Housing and Community Development residual receipts loan, Affordable Housing Program Funds grant, Foundation grants by the Evelyn & Walter HAAS Jr. Fund, Foundation grants by the Northern California Community Loan Fund, Tax Exempt Bonds, Tax Equity Credit, and Owner Equity.

Staff Recommendation. Staff recommends approval of the attached Resolution for BRIDGE Economic Development Corporation for an amount not to exceed \$999,110.

**A RESOLUTION OF THE CALIFORNIA POLLUTION CONTROL FINANCING
AUTHORITY APPROVING EXECUTION AND DELIVERY OF GRANT FUNDING FOR
BRIDGE ECONOMIC DEVELOPMENT CORPORATION
CALIFORNIA RECYCLE UNDERUTILIZED SITES REMEDIATION PROGRAM**

November 19, 2008

WHEREAS, the California Pollution Control Financing Authority (the “Authority”), a public instrumentality of the State of California, is authorized by the Regulations adopted to implement and make specific the statutory provisions of the California Recycle Underutilized Sites (CALReUSE) Remediation Program;

WHEREAS, the statutory provisions of the CALReUSE Remediation Program authorize grant and loan funding for the purpose of brownfield cleanup that promotes infill residential and mixed-use development, consistent with regional and local land use plans;

WHEREAS, the Authority solicited applications for the CALReUSE Remediation Program and such applications were evaluated and scored pursuant to the Authority’s Regulations;

WHEREAS, BRIDGE Economic Development Corporation has submitted an application for the CALReUSE Remediation Program for a grant in the amount of \$999,110 for the St. Joseph’s Senior Apartments Project (the “Project”)

WHEREAS, the Strategic Partner Center for Creative Land Recycling has reviewed the application and determined to recommend St. Joseph’s Senior Apartments Project to the Authority for funding consideration;

WHEREAS, the Authority staff has reviewed the Strategic Partner’s recommendation and has determined to recommend the St. Joseph’s Senior Apartments Project for funding; and

WHEREAS, approval of a grant for the \$999,110 (“Applicant” and “Grantee”) by the Authority is now sought;

NOW THEREFORE BE IT RESOLVED by the California Pollution Control Financing Authority, as follows:

Section 1. Pursuant to the Regulations, the Authority hereby finds that the St. Joseph’s Senior Apartments Project is eligible for financing and hereby approves the grant described in the staff summary for the Project described in the Applicant’s CALReUSE Infill Application to the Authority.

Section 2. The Executive Director is hereby authorized for and on behalf of the Authority to take all steps necessary with respect to the Applicant including notifying the Applicant that its Application has been approved for funding, preparing a commitment letter that contains the terms and conditions of funding for the Grantee, preparing and executing the final form of grant agreement and disbursing funds pursuant to the grant agreement and the Authority’s Regulations.

Section 3. The Executive Director is hereby authorized for and on behalf of the Authority to approve any changes in the Project described in Exhibit A of the grant agreement as the Executive Director shall deem appropriate and authorized under the Regulations (provided that the amount of the grant may not be increased above the amount approved by the Authority).

Section 4. The Executive Director is hereby authorized and directed, for and on behalf of the Authority, to draw money from the Proposition 1C (2006) funds allocated to this Program not to exceed those amounts approved by the Authority for the Project approved in Section 1. The Executive Director is further authorized and directed, for and on behalf of the Authority, to execute and deliver for the Project identified in Section 1 any and all documents necessary to complete the transfer of funds. The authority of the Executive Director is limited to payment of claims made by the Grantee in accordance with the Regulations and the grant Agreement.

Section 5. Any notice to the Applicant approved hereunder shall indicate that the Authority shall not be liable to the Applicant in any manner whatsoever should such funding not be completed for any reason whatsoever. Notice to the Applicant shall include a provision making it clear that continued funding under the program is not guaranteed but is entirely dependent upon funds being available to the CALReUSE Program and the Grantee continued compliance with the grant agreement and the regulations governing the CALReUSE Program.

Section 6. The Executive Director of the Authority is hereby authorized and directed, to do any and all things and to execute and deliver any and all documents which they deem necessary or advisable in order to effectuate the purposes of this Resolution and the transactions contemplated hereby, and which have heretofore been approved as to form by the Authority.

EXHIBIT A

TERM SHEET

Name of Project: St. Joseph’s Senior Apartments

Maximum Amount of Grant: \$999,110

Strategic Partner: Center for Creative Land Recycling

Grantee: BRIDGE Economic Development Corporation

Financing Structure: Grant (or alternatively a Fixed Rate Loan)

Maximum Grant/Loan Term: Not to exceed 6 years from first draw on funds

Oversight Agency: City of Oakland Fire Prevention Bureau-Hazardous Materials Unit

Project Location: 1278, 1272 26th Avenue, Oakland
2647 East 14th Street, Oakland

Infill Development Description: The proposed 83 unit Phase-I - St. Joseph’s Senior Apartments will consist of 33 studio units, 50 one bedroom units and a two bedroom manager’s unit. The residential units will be targeted to extremely low income senior households earning up to 30% of the Area Median Income (AMI) and very low income households earning up to 50% AMI.

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TOTAL ESTIMATED COST:	<u>\$999,110</u>

Attachment A



Working for justice
Strengthening community

Centro Legal de la Raza

2501 International Blvd.
Oakland, CA 94601
Telephone: 510-437-1554
Fax: 510-437-9164
Email: info@centrolegal.org

November 15th, 2006

Carol Galante
President & CEO
BRIDGE Housing Corporation
345 Spear St., Suite 700
San Francisco, CA 94105

RE: Letter of Support for St. Joseph's senior housing project

Dear Ms. Galante,

I strongly support the St. Joseph's senior housing project being proposed by BRIDGE Housing at the existing St. Joseph's Professional Center site, located at 2647 International Blvd. in Oakland.

As the Executive Director of Centro Legal de la Raza for the past six years, I recognize the need for affordable housing for low-income seniors in the Fruitvale/Coliseum neighborhood and wholeheartedly welcome this investment in our redevelopment area. Additionally, as an important City landmark, the St. Joseph's site will greatly benefit from the restoration, rehabilitation and adaptive re-use being proposed as part of this project.

Centro Legal de la Raza was founded in 1969 and is located within 2 blocks of the St. Joseph's Professional Center, at 2501 International Blvd. The mission of Centro Legal de la Raza is to provide legal, educational, and advocacy services to protect and expand the human and civil rights of low-income people, particularly those who are monolingual Spanish-speaking. Every year, Centro Legal handles over 3,000 cases for victims of fraud, discrimination, and civil injustices involving unlawful evictions, unsafe housing conditions, consumer fraud, unfair or discriminatory employment practices. In addition, Centro Legal provides leadership development, technical assistance, and training to grassroots organizations addressing the root causes of poverty and social inequality in our community.

BRIDGE Housing has an excellent track record of building high-quality affordable housing developments that enhance the quality of the neighborhoods in which they are located, and prevent residents from being priced out of their communities. As an active member of the community, I extend my full support to this project.

Sincerely,

Patricia P. Loya
Executive Director

Attachment A

Bay Area Investment Company, Inc.

Real Estate Development & Management

November 14, 2006

Carol Galante
BRIDGE Housing Corporation
345 Spear Street, Suite 700
San Francisco, CA 94105

Re: St. Joseph's Professional Center
2647 International Boulevard, Oakland

Dear Ms. Galante:

Bay Area Investment Company owns the property directly across the street from your new project, The St. Joseph's Professional Center. We have been advised that your agency is considering changing the use of the St. Joseph's building from an office building to a Senior Housing Facility.

We believe that the plans for the building could be very beneficial to the community and may help fill the housing need for the many seniors that reside in this area. Also, the configuration of the building and its location in the Fruitvale area appear to be in line with your concept of senior housing.

Your other successful projects and my recent experience with BRIDGE Housing has given me confidence that your agency will do whatever you can to improve the building, the neighborhood and the plight of the seniors.

We wish you and your agency the best of luck with your plans for the St. Joseph's building and look forward to hearing more about your project as you move forward.

Sincerely,



Mary Hoopes
Bay Area Investment Company Inc.
Corporate President

2648 International Boulevard, Suite 800, Oakland, CA 94601
Office: (510) 533-7078 + Fax: (510) 533-6954

Attachment A



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Cambodian Community Development Inc.
1800 Franklin Ave #202, Oakland, CA 94602
Tel: (510) 608-7172 Fax: (510) 533-5828

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Board of Directors

- Long Amornng
- Monay
- Samy Pout Ol
- Syhan Sim
- Pring Thach
- Vannary Sim
- Veita Kyle
- Chanthasana Lapat

Offices

- Long Amornng, President
- Vannary Sim, Vice President
- Monay, Secretary
- Pring Thach, Asst. Secretary
- Chanthasana Lapat, Treasurer
- Syhan Sim Asst. Treasurer

Executive Director

Veita Kyle

Advisory Committee

- Ronan Ferguson, M.Ed.
- Jocelyn Kwon
- Victoria Flores

November 2, 2008

Carol Galante
President & CEO
BRIDGE Housing Corporation
345 Spear St., Suite 700
San Francisco, CA 94105

RE: Letter of Support for St. Joseph senior housing project

Dear Ms. Galante,

I strongly support the St. Joseph senior housing project being proposed by BRIDGE Housing at the existing St. Joseph's Professional Center site, located at 2847 International Blvd. in Oakland. As a long-time community member and the voice for struggling refugees and immigrants, I recognize the need for affordable housing for low-income seniors in the Fruitvale/Coliseum neighborhood and wholeheartedly welcome this investment in our redevelopment area. Additionally, as an important City landmark, the St. Joseph's site will greatly benefit from the restoration, rehabilitation and adaptive re-use being proposed as part of this project.

Cambodian Community Development Inc. is a grassroots organization founded by a group of concerned activist in 1960 to assist Cambodian refugees and immigrants in the Oakland - Bay Area to overcome social, cultural and economic barriers to independence and self-sufficiency. Currently, CCDI offer various programs and services to our youth, adults and seniors. The Lower San Antonio neighborhood is home to a majority of our clients and we participate actively in the livelihood of our community with resource fair, Cambodian language schools, cultural celebrations, and much more.

BRIDGE Housing has an excellent track record of building high-quality affordable housing developments that enhance the quality

Attachment A

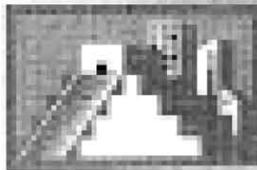
of the neighborhoods in which they are located, and prevent residents from being priced out of their communities. As a resident and as an active member of the community, I extend my full support to this project.

Sincerely,

A handwritten signature in black ink, appearing to read "Ratha Choon", with a long horizontal flourish extending to the right.

Ratha Choon,
Executive Director

Attachment A



**THE
UNITY
COUNCIL**

October 27, 2006

NOV 6 2 00 23

Carol Galante
President & CEO
BRIDGE Housing Corporation
145 Spear St., Suite 700
San Francisco, CA 94105

RE: Letter of Support for St. Joseph's senior housing project

Dear Ms. Galante:

The Unity Council is pleased to support the St. Joseph's senior housing project being proposed by BRIDGE Housing at the existing St. Joseph's Professional Center site, located at 3547 International Blvd. in Oakland. The Unity Council has been providing services to the Fruitvale community for more than 42 years and recognizes the need for more affordable housing for low-income seniors in the Fruitvale/Coliseum neighborhood and wholeheartedly welcomes this investment in our redevelopment area. Additionally, as an important City landmark, the St. Joseph's site will greatly benefit from the restoration, rehabilitation and adaptive re-use being proposed as part of this project.

The Unity Council was founded in 1964 and has a history in working to enrich the lives of low-income immigrant families, focusing its efforts in the densely populated Fruitvale district of Oakland, California. The Fruitvale neighborhood, a diverse, primarily Latino, low-income community, has traditionally been underserved and neglected. The Unity Council provides comprehensive programs of sustainable physical, economic and social development. The direct services range from early childhood education and family literacy to workforce development, business development, youth after school recreation programs, open space development, AmeriCorps and senior services. In addition, the Unity Council engages stakeholders in the physical revitalization of community through real estate and housing development and the promotion of homeownership. The effectiveness of the Unity Council has been due to its comprehensive approach to community development and its strong belief in the power of community collaborations and public-private partnerships.

The Unity Council owns three senior housing facilities in the Fruitvale district with a total of 180 units. We maintain a wait list of well over 200 low-income seniors who are seeking affordable independent living apartments. The development of more senior housing in the Fruitvale district is a definite ongoing need. In addition to its senior housing, the Unity Council operates a Multi-cultural Senior Center that provides education, translation, resources, classes and recreational

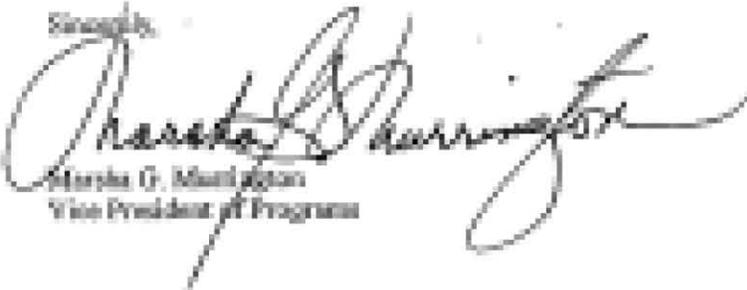
The Unity Council Community Resource Center
1508 Fruitvale Ave., Suite 28, Oakland, CA 94621 TEL 510-535-6800 FAX 510-534-7771

Attachment A

activities for seniors. The Unity Council has partnered with BRIDGE Housing at the Mandela Gateway and welcomes the opportunity to partner again by providing services to the seniors who will reside at the St. Joseph's site.

BRIDGE Housing has an excellent track record of building high-quality affordable housing developments that enhance the quality of the neighborhoods in which they are located, and prevent residents from being priced out of their communities. As an agency located in the community, we extend our full support to BRIDGE for the development of this much needed project.

Sincerely,



Marsha G. Murrington
Vice President of Programs

Attachment A



La Clinica

La Clinica
de La Raza
101 Fremont Ave.
Oakland, CA 94612
Tel: 510-531-4300
Fax: 510-531-4309

San Antonio
Neighborhood
Health Center
101 International Blvd.
Oakland, CA 94612
Tel: 510-531-4300
Fax: 510-531-4307

Clinica de la Vida
101 Fremont Ave.
Oakland, CA 94612
Tel: 510-531-4300
Fax: 510-531-4309

Family Optimal
100 E. 1st St. S.
Chico, CA 95924
Tel: 530-893-4300
Fax: 530-893-4301

La Clinica Pittsburg
210 Laird Blvd.
Pittsburg, CA 95961
Tel: 916-431-4300
Fax: 916-431-4307

La Clinica Vallejo
240 Oregon St., Suite 2
Vallejo, CA 94590
Tel: 707-326-4300
Fax: 707-326-4301

La Clinica Mountain
100 Mountain Blvd., Suite 2
Mountain View, CA 94031
Tel: 650-964-4300
Fax: 650-964-4308

www.laclinica.org

A member of
Bay Area Health Services
California Health Care Foundation
Bay Area Health
Services
1000 Lakeside Blvd., Suite 200
Oakland, CA 94612
Tel: 510-531-4300
Fax: 510-531-4309

08-08

October 18, 2008

Carol Galante
President & CEO
BRIDGE Housing Corporation
145 Spear St., Suite 780
San Francisco, CA 94105

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OCT 21 2008

RE: Letter of Support for St. Joseph senior housing project.

Dear Ms. Galante,

I strongly support the St. Joseph senior housing project being proposed by BRIDGE Housing at the existing St. Joseph's Professional Center site, located at 2647 International Blvd. in Oakland. As an organization that has served the community for 35 years, La Clinica de La Raza recognizes the need for affordable housing for low-income seniors in the Fruitvale/Collisium neighborhood and wholeheartedly welcomes this investment in our redevelopment area. Additionally, as an important City landmark, the St. Joseph's site will greatly benefit from the restoration, rehabilitation and adaptive re-use being proposed as part of this project.

La Clinica de La Raza, Inc. is the largest community health center in the East Bay operating 13 service sites in Alameda, Contra Costa, and Solano counties. We offer medical, dental, mental health, vision, and health education services to 41,000 patients each year. Headquartered in Oakland, about 300 of our employees work at the 12 service sites that La Clinica operates within the Lower San Antonio/Collisium neighborhood, making us one of the largest employers in the area.

BRIDGE Housing has an excellent track record of building high-quality affordable housing developments that enhance the quality of the neighborhoods in which they are located, and prevent residents from being priced out of their communities. As an organization committed to improving the quality of life of the communities that we serve, La Clinica de La Raza extends its full support to this project.

Sincerely,

Jane Garcia
Chief Executive Officer

Attachment A



SAN ANTONIO COMMUNITY DEVELOPMENT CORPORATION
2228 East 15th Street
Oakland, CA 94606

October 11, 2006

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OCT 13 2006

Cecil Galante
President & CEO
BRIDGE Housing Corporation
345 Spear St., Suite 700
San Francisco, CA 94105

RE: Letter of Support for St. Joseph senior housing project

Dear Ms. Galante,

I strongly support the St. Joseph senior housing project being proposed by BRIDGE Housing at the existing St. Joseph's Professional Center site, located at 2647 International Blvd. in Oakland. As a long-time resident and Executive Director of the San Antonio Community Development Corporation, I recognize the need for affordable housing for low-income seniors in the San Antonio/Fruitvale neighborhood and wholeheartedly welcome this investment in our area. Additionally, as an important City landmark, the St. Joseph's site will greatly benefit from the restoration, rehabilitation and adaptive reuse being proposed as part of this project.

The San Antonio Community Development Corporation (SACDC) incorporated in 1980 as a nonprofit organization to promote and facilitate community economic development activities in the San Antonio District, bounded by the I-580 Freeway to the North, 25th Avenue to the East, the Oakland Estuary to the South, and Lake Merritt to the West. SACDC has successfully rehabilitated an abandoned fire home into a community center, and leads in housing and commercial revitalization projects, including an economic development plan for the 23rd Avenue/East 14th Street commercial area.

BRIDGE Housing has an excellent track record of building high-quality affordable housing developments that enhance the quality of the neighborhoods in which they are located, and prevent residents from being priced out of their communities. As a resident and as an active member of the community, I extend my full support to this project.

Sincerely,

Don Davenport
Executive Director

Attachment A

MAKING CONNECTIONS OAKLAND

SAN ANTONIO NEIGHBORHOOD NETWORK

November 6, 2016

Carol Galante
President & CEO
BRIDGE Housing Corporation
145 Spear St., Suite 700
San Francisco, CA 94103

RE: Letter of Support for St. Joseph senior housing project.

Dear Ms. Galante,

I strongly support the St. Joseph senior housing project being proposed by BRIDGE Housing at the existing St. Joseph's Professional Center site, located at 2647 International Blvd. in Oakland.

As a long time resident and Acting Chairperson of the Annie E. Casey Foundation's (AECF) "Making Connections Oakland" San Antonio Neighborhood Network's (SANN) Joint Committee, our group recognizes the need for affordable housing for low-income seniors in the Fruitvale/San Antonio neighborhoods. We welcome this investment in our redevelopment area. Additionally, as an important City landmark, the St. Joseph's site will greatly benefit from the restoration, rehabilitation and adaptive re-use being prepared for this project.

The San Antonio Neighborhood Network (SANN) is a culturally diverse coalition founded to celebrate the strengths our Lower San Antonio Community, promoting empowerment so that families can live with peace, dignity and opportunity.

BRIDGE Housing has an excellent track record of building high-quality affordable housing developments that enhance the quality of the neighborhoods in which they are located, and prevent residents from being priced out of their communities. As a resident and as an active member of SANN, we extend our full support for this project.

If you should have any further questions, please free to contact me at 510.534-1315.

Sincerely,


Donald Devenport

Acting Chair, MCO, SANN Joint Committee

Attachment A

CITY OF OAKLAND



DAZEBE BUILDING - 258 FRANK H. OGDEN BLVD, SUITE 1010 - OAKLAND, CALIFORNIA 94612-3214

Community and Economic Development Agency
Housing Development

March 28, 2011

(916) 238-2500
Fax: (916) 238-3894
TDD: (916) 238-1234

IRIS Grant Program
Bureau of California Department of Housing and Community Development
c/o Christopher Woodley
Deputy Director
1550 Third Street
Sacramento, CA 95812

RE: St. Joseph's Senior Apartments and Affordable Homeownership
2647 International Blvd., Oakland, Ca. 94601

Dear Mr. Woodley:

BRIDGE Housing is preparing to develop 175 units of affordable housing, including both rental units for renter and family ownership units. The multi-phase project will be an adaptive reuse and substantial expansion of the site in St. Joseph's Home for the Aged, located at 2647 International Boulevard in Oakland, California.

This letter is to notify that BRIDGE's project is in Oakland's Coliseum Area Redevelopment Project, and to point out that the corresponding Redevelopment Plan clearly states the objectives of the IRIS Grant Program. Specifically, the goals of IRIS development and efficient land use are referred to Goal C of the Redevelopment Plan. "The planning, redesign and redevelopment of underdeveloped areas which are required to be properly utilized," and in plan Goal J, "The revitalization of the East 14th Street from approximately 11th to 17th streets."

In addition to this, BRIDGE's project is consistent with the IRIS objectives of the Housing Element of Oakland's General Plan. Policy 7.3 of the Element, "Infill Development," reads "Continue to direct development toward prime sites and locations with development potential consistent with the surrounding communities."

If you have any questions or need any additional information, feel free to contact me (cwoodley@calhousing.com 916-228-1583) or Housing Development Coordinator Jill Arpoff (jarpoff@calhousing.com) 916-228-1150.

Very truly yours,
Margaret L. Friedman
MARGARET L. FRIEDMAN
Housing Development Manager